

## Battle Ground Town Council

Meeting Minutes, March 29, 2021

Attending: Council President James Miller, Councilors Steve Hahn, Greg Jones, Mary Jo Totten. Also attending: Attorney Eric Burns, Town Supervisor Ron Holladay, Clerk Treasurer Georgia Jones. Matt Coppock could not attend.

Guests: Bill Jones, Dave Buck, Colin Dale, Colin Sullivan, Joe Kline

James Miller called the meeting to order at 6:00 p.m. and there was one addition to the agenda, to review and clarify compost site hours.

### Wastewater Rate Study

Two consulting firms are very close in capability, time frame for reporting and quoted cost. A decision between London Witte Group (\$5250) and Therber & Brock Associates (\$5500) was tabled at the previous meeting. James Miller mentioned Steve Brock's resume indicating grant writing assistance, Georgia Jones was impressed with the timeliness of contacts from the London Witte representative.

**Motion** by Mary Jo Totten to accept the quote from London Witte Group for \$5250. Second of Steve Hahn, motion carried with unanimous vote. 4 Aye, 1 Absent

### Hawk's Nest Developer Selection

Following the required notice period, two proposals were received from developers interested in the Hawk's Nest public-private partnership. A committee representing town council, clerk-treasurer, Battle Ground Utilities and engineering consultant Butler Fairman Seufert scored each company on four characteristics. Colin Dale tabulated the scores and reported that GM Development LLC had the higher average score. He recommended the Council go forward with a letter confirming selection.

**Motion** by Mary Jo Totten to accept the proposal from GM Development LLC. Second Greg Jones, motion carried. 4 Aye, 1 Absent.

Scoring Results	Proposed Financial Approach (IC 5-23)	Experience with Projects of Similar Scope/Scale	Ability and Capacity to Perform the Work	Proposed Development Strategy	Scoping Services and Fees	Total Score	Weighted Score
GM Development Companies, LLC	80	100	80	95	40	395	98.75
Reynolds Construction	45	75	80	100	40	345	86.25

### Fire Territory Ordinance

Township Trustee Bill Jones reviewed the financial advantage of adopting the new fire territory as described in two ordinances presented for approval. The new territory will provide adequate revenue to sustain the volunteer fire department as the township adds new subdivisions.

**Motion** by Mary Jo Totten to adopt Ordinance 2021-594 Tippecanoe Township Fire Territory and the required funds for Operating and Equipment Replacement.

Second of Greg Jones, motion carried. 4 Aye, 1 Absent.

**Motion** by Mary Jo Totten to suspend the rules and hear Ordinance 2021-594 on second reading.

Second of Greg Jones, motion carried with unanimous vote.

**Motion** by Mary Jo Totten to hear and pass Ordinance 2021-594 on second reading. Steve Hahn provided the second, motion carried by unanimous vote. 4 Aye, 1 Absent.

**Motion** by Greg Jones to adopt Ordinance 2021-595, Fire Protection Equipment Replacement Fund, IC 36-8-19-8.5. Second of Steve Hahn, motion carried with unanimous vote. 4 Aye, 1 Absent.

**Motion** by Greg Jones to suspend the rules and hear Ordinance 2021-595 on second reading. Mary Jo Totten provided the second, motion carried by unanimous vote. 4 Aye, 1 Absent.

**Motion** by Greg Jones to hear and pass Ordinance 2021-595 on second reading. Second of Steve Hahn, motion carried with unanimous vote. 4 Aye, 1 Absent.

#### **Council President's RDC Appointee**

James Miller reported his appointee to the Redevelopment Commission, Todd Starr. There was a question about potential conflict of interest, if Starr Associates would have a client or other interest in the development area. Legal counsel from Eric Burns was to request disclosure and have the member involved abstain from voting on projects when there is financial interest.

#### **Compost Site Hours**

To establish greater clarity on compost site hours, a previous discussion regarding new gate hours was revisited. The council agrees to a proposal from Jerry Burk for posted hours 7:30 AM – 6:00 PM weekdays and Saturday from 12 Noon to 4:00 PM. He will schedule security on Saturday, and weekdays from 4-6:00 PM to ensure appropriate use of the facility.

The council members expressed agreement with this proposal. Georgia Jones will complete a pending sign order and the new schedule will begin immediately.

#### **Northgate Development**

Dave Buck advised the council he will arrange a second meeting with the group of developers who are formulating a solution to road and site plans on Northgate west side. A travel plaza is planned, and requires the existing road to be improved to accommodate trucks. The road easement to the adjacent hotel property will change, and a second meeting is needed to gain approval from that owner. Dave recommends taking the new roads as public streets rather than as private roads on easement.

James Miller had questions about the needs of new development north of CR600 at SR 43. Colin Dale offered to schedule a meeting for anyone who is interested in hearing more detail about the use of gravity mains vs the lift station in that area.

**Guest Comment** - Ron Holladay started the process of hanging the new town banners.

**Motion** to adjourn 6:55 p.m. by Mary Jo Totten, with second of Steve Hahn.

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Georgia Jones, Clerk Treasurer

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James Miller, Council President